



**CITY OF SUNNYVALE
REPORT
Planning Commission**

November 28, 2005

SUBJECT: **2005-0928** – Application for a 9,176 square-foot site. The property is located at **1382 Ramon Drive** (near Elizabeth Wy) in an R-1 (Low-Density Residential) Zoning District.

Motion Design Review to allow a new two story single-family residence totaling 4,301 square feet where 4,050 square feet may be allowed without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions Existing Single-Family Home

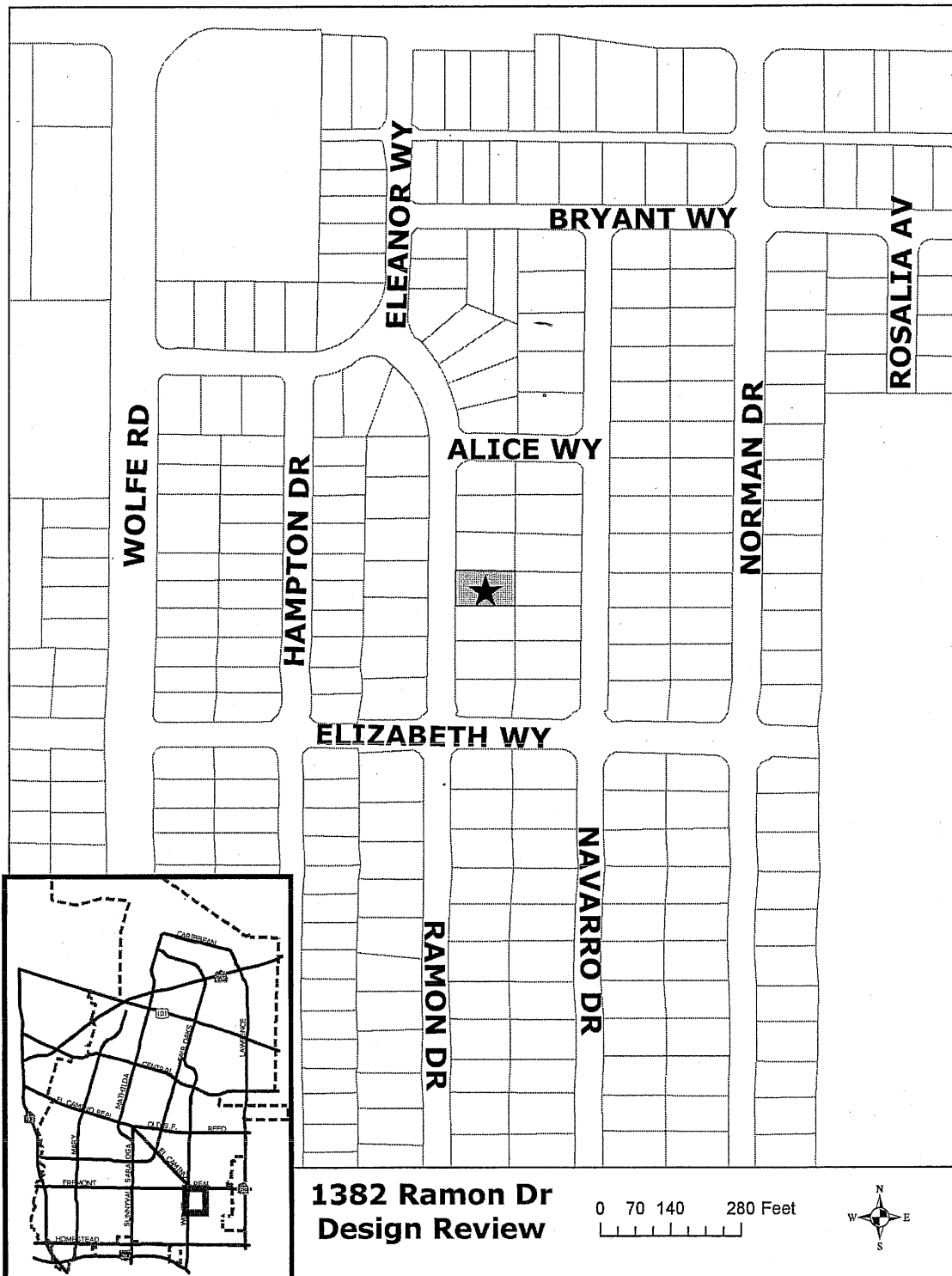
Surrounding Land Uses

North	Single-Family Residential
South	Single-Family Residential
East	Single-Family Residential
West	Single-Family Residential

Issues Neighborhood Compatibility

Environmental Status A Class I Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-1	Same	R-1
Lot Size (s.f.)	9,176	Same	8,000 min.
Gross Floor Area (s.f.)	1,400 s.f.	4,310 s.f.	4,050 s.f. max. without Planning Commission review
Lot Coverage (%)	15%	29%	40% max.
Floor Area Ratio (FAR)	15%	46.87%	45% max. without Planning Commission review
No. of Units	1	1	1 max.
Bedrooms/Unit	3	4	N/A
Building Height (ft.)	15	28' 6"	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Story Facing Property)			
Front	25'	27'/27'	20'/25'min.
Left Side	17'	7'4"/10'4"	6'/9'min.
Right Side	15'	12'5"/25"	6' min. total 15' for both sides
Rear	53'	36'/40'	6' min. total 15' for both sides
Parking			
Total Spaces		4 (two covered in garage and two uncovered on driveway)	4 min.

Stormwater			
Impervious Surface Area (s.f.)	N/A	N/A	This site is less than 10,000 s.f. in area. No stormwater management is required.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

ANALYSIS

Description of Proposed Project

The applicant proposes to demolish an existing single-story home and construct a 4,301 s.f. custom home on the 9,176 s.f. lot. The total Floor Area Ratio for the project would be 46.87%. This project is being heard by the Planning Commission because the proposed structure would exceed an FAR of 45% and because the proposed home is greater than 4,050 square feet.

Background

Previous Actions on the Site: There are no previous Planning related applications for this site. The neighborhood was rezoned from R-0 to R-1 in 1996.

Environmental Review

A Class I Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. A Class 1 Categorical Exemption includes additions to existing structures up to 10,000 in urban areas with available public services.

Design Review

Site Layout: The project site is an existing single-family lot in an established neighborhood. The proposed new two-story home would face west (front) with direct driveway access from the street to a two-car garage in the front of the house. This is the typical orientation for homes in the project neighborhood.

The following Guidelines were considered in analysis of the project site design.

Single Family Home Design Techniques	Comments
<i>3.1: Respect neighborhood home orientation and setback patterns.</i>	The proposed remodeled home would be oriented facing the street which is typical in the Raynor Park neighborhood.
<i>3.6: Design homes to respect the privacy and sun access of neighbors</i>	The proposed balconies on this project are located a significant distance from property lines and adjacent homes. A solar study indicates there will be no solar impact per the SMC.

Stormwater Management: The project does not require stormwater management.

Easements and Undergrounding: For new homes, all utilities, including boundary lines and service drops are required to be undergrounded.

Architecture: The proposed new home would be a Mediterranean villa style. It would have a light-colored stucco exterior, prominent use of arches in the window and entry design and a tile roof.

The front of the house would feature a two-story entryway with an open balcony over the first level. Separate, arched garage doors, as well as one garage offset from the other by three feet. A wood trellis would project from the first story front windows on the south side of the front elevation.

The rear of the house would also feature a second-story balcony projecting from the master bedroom that creates a covered patio below.

The following Guidelines were considered in the analysis of the project architecture.

Single Family Home Design Techniques	Comments
<i>3.2 F: For two car garages, divide the openings to provide one door for each vehicle unless the common condition along the street front is wider doors.</i>	The garage doors are separate and offset by approximately three feet.

Single Family Home Design Techniques	Comments
<i>3.3: Design entries to be in scale and character with the neighborhood.</i>	The covered entry roof is tall with a balcony at the second story level. The applicant has moved the entry wall on the second story back to minimize the impact to the neighborhood. The entry cover/balcony matched the eave height of the first floor.
<i>Second floor decks and balconies should be well integrated into the overall design of the home. They should avoid the appearance of being tacked onto the home. Some ways of achieving this integration include using columns with caps and bases, providing a hierarchy of posts and balusters (large posts at intervals infilled with smaller balusters), care in relating balcony and deck edges to other façade elements. Avoid locating decks and balconies along narrow side yards.</i>	The proposed balconies make use of posts and pillars that are compatible in scale and design with the proposed architecture. The columns have bases and caps. The balcony edges relate in height to the adjacent eaves. The balconies are integrated into the design of the house and do not appear tacked on.
<i>3.4 Design second floors to complement first floor forms and minimize their visual impact.</i>	The second floor is designed in proportion to the first level of the house. It does not make use of tall roof forms. The roof form is uncomplicated.

Landscaping: There are no landscaping requirements for single-family homes.

The site currently has one protected tree in the front yard. Protected trees are those that measure 38 inches or greater in circumference when measured at four feet from the ground. The plans for this project include preserving the front yard protected tree.

Parking/Circulation: The project meets the parking requirement for single-family home by providing two covered garage parking spaces and two driveway spaces.

Compliance with Development Standards/Guidelines: The applicant complies with all setback requirements and other Municipal Code requirements for development in the R-1 Zoning District. Staff finds the proposed project meets the Sunnyvale Single-Family Home Design Techniques.

Expected Impact on the Surroundings: There are no expected impacts on the surrounding neighborhood. The project is located in a neighborhood that is in transition that includes many older small homes as well as larger custom homes. The applicant's home is not unusually large for this neighborhood where lots are generally 9,000 square feet or greater. Recent home Design Review approvals in the Raynor Park neighborhood have been between 3,996 square feet and 4,302 square feet. Several have been approved just under the threshold of 4,050 square feet.

Fiscal Impact

Transportation/Park/Housing Fee: No additional development fees are required for this project. No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• # notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Design Review with Conditions as recommended by staff.
2. Approve the Design Review with modified Conditions.
3. Deny the Design Review.

Recommendation

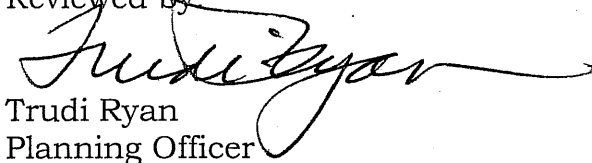
Alternative 1.

Prepared by:



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Project Planner

Reviewed by:



Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Photo Simulation

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed home would be oriented facing the street which is typical in the Raynor Park neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The neighborhood is in transition. There are both older smaller homes and larger custom homes. The proposed home is in scale with other newer homes in the neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed home is designed to protect the privacy and solar access of the adjacent homes
<i>2.2.4 Minimize the visual impacts of parking.</i>	The garage doors utilize an offset design to minimize the visual impact.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The applicant proposes to maintain the mature front yard tree.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed custom home would be constructed with new materials with modern building techniques according to the building code. The exterior would feature a quality tile roof and stucco walls punctuated with quality windows.
<i>2.2.7 Preserve mature landscaping</i>	The applicant proposes to maintain the mature front yard tree.

Recommended Conditions of Approval - Special Development Permit /Use Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. The Conditions of Approval shall be reproduced on the cover page of the plans submitted for a Building permit for this project.
- C. The Design Review shall be null and void one year from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.

2. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Final exterior building materials and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit.
- B. Roof material shall be tile, or as approved by the Director of Community Development.

3. TREE PRESERVATION

- A. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for approval.
- B. The tree protection plan shall be installed prior to issuance of any Building Permits, subject to the on-site inspection and approval by the City Arborist.
- C. The tree protection plan shall remain in place for the duration of construction.

4. UNDERGROUND UTILITIES

- A. All proposed utilities shall be undergrounded.
- B. Applicant shall provide a copy of an agreement with affected utility companies for undergrounding of existing overhead utilities which are on-site or within adjoining rights-of-way prior to issuance of a Building Permit or a deposit in an amount sufficient to cover the cost of undergrounding shall be made with the City.
- C. If any additional poles are proposed to be added, developer shall have PG&E submit the preliminary plan to Public Works Department for review. City Council shall make the decision if any additional poles are acceptable or not. Under no circumstances shall additional poles be permitted along the frontage of this development.